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2020-063688

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2020 Sep 14

8:54 AM

**LIMITED LIABILITY COMPANY
WARRANTY DEED**

THIS INDENTURE WITNESSETH THAT **Dakota Properties, LLC** ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO **Geraldine Duncan** of Lake County in the State of Indiana for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

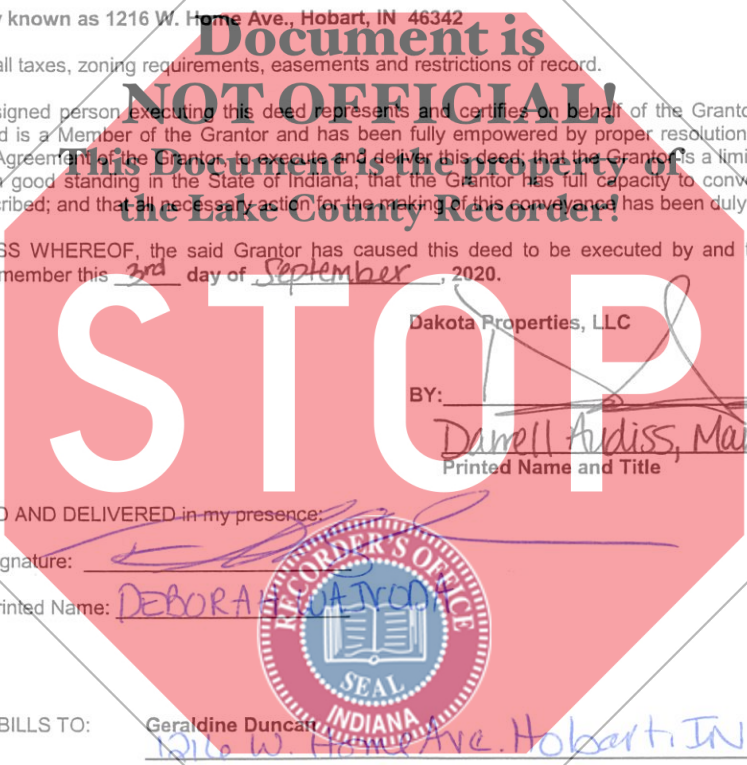
Lot 15 in Block 10 in Country Club Estates Subdivision, in the City of Hobart, as per plat thereof, recorded in Plat Book 20 page 41, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 1216 W. Home Ave., Hobart, IN 46342

Subject to all taxes, zoning requirements, easements and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of the Grantor and has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by and through its authorized member this 3rd day of September, 2020.



Dakota Properties, LLC

BY:

Danell Ardiss, Managing Member
Printed Name and Title

EXECUTED AND DELIVERED in my presence:

Witness Signature: [Signature]

Witness Printed Name: DEBORAH A. IRON



MAIL TAX BILLS TO:

Geraldine Duncan
1216 W. Home Ave. Hobart, IN 46342

TAX KEY NO(S):

45-09-30-356-015.000-018

GRANTEE(S) ADDRESS:

1216 W. Home Ave. Hobart, IN 46342

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: **IN-20-63159-01**

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: [Signature]

INDIANA TITLE NETWORK COMPANY
325 NORTH MAIN
CROWN POINT, IN 46307

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

053377

SEP 11 2020

A 29977

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25199

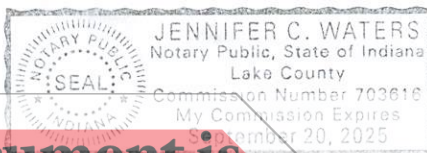
[Signature]

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public for the County of Lake and State of Indiana, do hereby certify that Darrell Audiss who having been duly sworn, stated that he/she is managing member of **Dakota Properties, LLC** and acknowledged the execution of the foregoing Limited Liability Company Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and official seal, this 3rd day of SEPTEMBER, 2020.

Jennifer Waters, Notary Public
A Resident of Lake County
My Commission Expires: September 20, 2025
My Commission No. 703616



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared DEBORAH WAJVOPA (Witness) being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Darrell Audiss managing member of **Dakota Properties, LLC** (Grantor) in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 3rd day of SEPTEMBER, 2020.

Jennifer Waters, Notary Public
A Resident of Lake County
My Commission Expires: September 20, 2025
My Commission No. 703616

